



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

Promoting the wise use of land  
*Helping build great communities*

MEETING DATE <b>August 19, 2016</b> EFFECTIVE DATE <b>September 2, 2016</b>	CONTACT/PHONE <b>Stephanie Fuhs (805)781-5721</b> <b>sfuhs@co.slo.ca.us</b>	APPLICANT <b>Wade Crosno</b> <b>Onsorc, LLC</b>	FILE NO. <b>DRC2015-00093</b>
<b>SUBJECT</b> A request by <b>ONSORC, LLC</b> , for a Minor Use Permit (DRC2015-00093) to allow construction of an 11,350 square foot office/warehouse building. The project site is Lot 3 of Tract 2368, a commercial service business park subdivision, recorded in 2006. The project will result in disturbance of the entire 1.01 acre parcel. The proposed project is within the Commercial Service land use category and is located on Farmhouse Lane, east of Highway 227, adjacent to the southern city limits of the City of San Luis Obispo. The site is in the San Luis Obispo subarea of the San Luis Obispo planning area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit DRC2015-00093 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator finds that the previous Mitigated Negative Declaration that was adopted for Tract 2368 is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Mitigated Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted on August 14, 2003.			
<b>LAND USE CATEGORY</b> Commercial Service	<b>COMBINING DESIGNATION</b> Airport Review Area	<b>ASSESSOR PARCEL NUMBER</b> 076-512-003	<b>SUPERVISOR DISTRICT(S):</b> 3
<b>PLANNING AREA STANDARDS:</b> 22.108.020 - Areawide Standards, 22.108.050 –San Luis Obispo Urban Area Standards <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
<b>FINAL ACTION</b> This tentative decision will become final action on the project, effective on the 15 <sup>th</sup> day following the administrative hearing, or on September 2, 2016, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
<b>EXISTING USES:</b> Undeveloped			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Commercial Service and Agriculture/Commercial service businesses, residences <i>East:</i> Commercial Service and Agriculture/Commercial service businesses, residences <i>South:</i> Commercial Service/Commercial service businesses <i>West:</i> Public Facilities/San Luis Obispo County Regional Airport			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</small>			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, CalFire, Airport Manager, Cal Trans, City of San Luis Obispo, Bicycle Advisory Committee	
TOPOGRAPHY: Mostly level	VEGETATION: Grasses
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: CalFire	ACCEPTANCE DATE: June 21, 2016

#### PROJECT HISTORY/DISCUSSION

Tract 2368, a 26-lot commercial service planned unit development subdivision, was approved by the Planning Commission in August 2003 and recorded in 2006. The subdivision included 23 developable lots and three parcels to be used for drainage basins, water facilities/storage and infrastructure.

Currently, there is proposed/approved development on fourteen of the parcels in the tract (see table below):

Lot #	Project	Land Use Permit	Building Permit	Finalead
1	12,400 sq.ft. office	DRC2015-00054 – approved 3/18/2016		
3	11,350 sq.ft. office/warehouse	DRC2015-00093 (Current project)		
5	12,007 sq.ft. commercial office	DRC2013-00082	PMT2013-02709 - issued	No
6	13,076 sq.ft. commercial shell bldg.	DRC2012-00059	PMT2012-02202 and 02203	Yes
7	9,479 sq.ft. office	DRC2008-00036	PMT2008-01708	Yes
10	12,083 sq.ft. office and 3,000 sq.ft. warehouse	DRC2014-00124	PMT2015-02203 – under review	No
11	19,664 sq.ft. warehouse and 14,389 sq.ft. warehouse	DRC2015-00013 (Approved) and DRC2015-00056 (Under review)	PMT2015-01263 - issued	No
12	10,800 sq.ft. office	DRC2012-00087	PMT2013-00335	Yes
14 (APN - 029)	6,366 sq.ft. equipment rental building	DRC2013-00033	PMT2013-02539	Yes
15	25,067 sq.ft. commercial manufacturing bldg.	DRC2013-00004	PMT2013-03198	Yes
16	9,998 sq.ft. wholesale commercial bldg. 3,000 sq.ft. office	DRC2012-00034 and DRC2013-00024	1) PMT2012-01976 and 2) PMT2013-00881	Yes Yes
17	26,000 sq.ft. manufacturing bldg.	DRC 2012-00014	PMT2012-01094	Yes
19 (APN - 032)	26,378 sq.ft. office	DRC2011-00101	PMT2012-00588	Yes

20 (APN - 030)	46,000 sq.ft. office	DRC2011-00014	PMT2011-00825	Yes
24	3,916 sq.ft. restaurant	DRC2015-00142 (Under review)		

The assumptions during review of Tract 2368, in order to provide mitigation measures primarily for water supply and traffic, were that there would be a total of 1,000 employees once all of the parcels were developed. Overall structural development within the subdivision was limited to 500,000 square feet.

Development is proposed on Lot 3 of Tract 2368. The current proposal is for an approximately 11,350 square foot, two-story office/warehouse building. At this time, the total number of employees is not known.

The proposed project is the 17<sup>th</sup> to be processed within this subdivision under the Department's "Business Assistance Team" program, which has been endorsed by the Board of Supervisors as part of the San Luis Obispo County Clusters of Opportunity Economic Strategy prepared by the Economic Vitality Corporation. Under this process, new or expanding businesses that will provide good jobs within urban areas are essentially given priority processing by the Planning Department, as well as other referral agencies. In this case, the project will provide well-paying jobs at a location adjacent to the City of San Luis Obispo in an approved business tract with existing infrastructure which has adequate public services.

## PROJECT ANALYSIS

### *Ordinance Compliance:*

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area	None required	1.01 acres
Setbacks Front Side Rear	10 foot front foot street side 0 foot interior side 0 foot rear	Front – 65 feet Side – 58 feet (south side) Side – 10 feet (north side) Rear – 75 feet
Height	35 feet	32 feet, 6 inches
Parking	Office space - 1 space per 400 square feet of floor area (3,500 s.f.) = 9 spaces Warehouse – 1 space per 2,000 sq.ft. of warehouse for the first 10,000 sq.ft (7,850 s.f.) = 4 spaces Total = 13 spaces	21 spaces provided

Signs	100 square feet maximum for the site  Monument signs = 4 foot maximum height per original CUP conditions of approval	No specific proposal at this time (Ordinance requirements for signs, including of 100 square foot maximum for site will be enforced)
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#### Landscaping

These standards are superseded by more stringent requirements set forth in the San Luis Obispo planning area standards and conditions of approval from the previous Conditional Use Permit (please see Table 1, attached, detailing the previous conditions of approval and how the project meets each specific condition).

#### Fencing and Screening

These standards are superseded by more stringent planning area standards and conditions of approval from the previous Conditional Use Permit.

### PLANNING AREA STANDARDS

#### 22.96.040 – San Luis Obispo Sub-area Standards:

Applicable standards include undergrounding of utilities, application referral to the City of San Luis Obispo, transit-oriented standards and highway corridor design. As proposed and conditioned, the project meets these standards (see discussion below).

A condition has been added to the project that all utilities shall be installed underground. The application was referred to the City of San Luis Obispo Community Development Department and Public Works Department for review and comment. Transit-oriented standards pertain to projects with employment centers of 100 jobs or more. When the subdivision was being finalized, the applicant at that time paid into a regional transportation fund to provide bus service in the area. The Regional Transit Authority has recently added a bus stop on Broad Street (Highway 227) and Spitfire that is within 1,000 feet of this subdivision and the bus also stops within approximately one mile of the project (at the Marigold Center in the City of San Luis Obispo). This route is grant funded for three years to determine if there is adequate ridership to continue the route. Highway corridor design standards were incorporated into the original conditions of approval for the subdivision and the prior Conditional Use Permit including building and landscape corridors, limited fencing, and screening of parking areas.

#### 22.96.060 –San Luis Obispo Urban Area Standards:

Applicable standards include providing an on-site water supply, limitations on use, airport area standards, landscaping standards and an allowance for a reduction in the number of required parking spaces. As proposed and conditioned, the project complies with these standards (see discussion below).

The project is served by the East Airport Fiero Lane Water Company for water and the Fiero Lane Water Company for sewer. With regard to the airport area standards, the subdivision was required to design for dry sewer and water facilities for future connection to City systems if annexed in the future, and is required to have the wastewater system inspected annually.

Office and warehouse uses are allowable within the Commercial Service land use category with some exceptions outlined in Section 22.96.060(C)(2) of the Land Use Ordinance. The proposed office and warehouse use is an allowable use within the land use category.

In addition, conditions have been added regarding business license clearance and a limitation on the height of free-standing signs.

Preliminary landscape plans have been designed to comply with planning area standards and previous conditions of approval to screen parking areas using native, drought-tolerant landscape plants and materials along with street trees along the frontage of the public streets.

The required number of parking spaces for the current proposal is 13; the site plan shows 21 spaces. In addition, Low Impact Design (LID) measures have been incorporated into the parking design including bio-swales and retention basins. By incorporating these features into the current parking lot design, it allows for a more comprehensive and effective drainage system which can be constructed at one time.

## COMBINING DESIGNATIONS

### Airport Review Area (AR)

Properties located in the AR area are required to have Airport Land Use Commission (ALUC) review to allow for a determination of consistency with the Airport Land Use Plan (ALUP). Tract 2368, a 26-lot commercial service planned unit development subdivision was reviewed by the ALUC on April 4, 2001. The project was found consistent with the ALUP. A few of the design elements of the tract resulted from that review. The most significant is the somewhat perpendicular alignment of Kendall Road with the Runway 7-25 and wide dimension of Kendall Road, free from street light poles and center divider trees. The rationale behind this street alignment was to have an open and suitable area for an aircraft to touchdown in the case of an engine/mechanical failure at either a departure or approach to Runway 7-25. The orientation, alignment and wide dimension of Kendall Road also allows for an Airport Compatible Open Space inside this tract, which according to the ALUP, allows for an increase in non-residential density from 40 people per acre to a maximum of 50 people per acre.

Another notable condition set forth by the ALUC was that future projects within Tract 2368 comply with the current ALUP regarding density. The ALUP allows up to 50 people per acre in Safety Area S-1c, therefore, the allowable density is 50 people x 1.01 acres = 50 people maximum on this site. Future development on the property will need to comply with this density standard.

### Condition Compliance with the previously approved CUP

Table 1 (attached to this staff report) provides a detailed analysis of the proposed project's compliance with the prior CUP. In summary, the proposed project complies with the conditions of approval from the earlier CUP. Where applicable, those conditions have been carried forward to this project.

## ENVIRONMENTAL DETERMINATION

Since the project was approved in 2003, a new Clean Air Plan was adopted by the Air Pollution Control District (APCD). The conditions of approval incorporate the new policies and standards from the 2009 Clean Air Plan. Conditions of approval have been added accordingly and do not represent a significant change to the previously adopted Mitigated Negative Declaration warranting additional environmental review.

## AGENCY REVIEW

**Public Works** – Recommends conditions for access, drainage, and storm water control

**CalFire** – See attached fire safety plan

**Airport Manager** – No comments received

**Cal Trans** – No comments received

**City of San Luis Obispo** – Need to ensure infrastructure is adequate to support new development, review environmental document to ensure new development is within the assumed parameters, requests condition for fees to mitigate for agricultural/open space impacts and traffic impact fees

**Bicycle Advisory Committee** – Need to provide 2 bike parking spaces minimum, would encourage applicant to provide additional spaces to promote alternative transportation

**Building Division** – See attached comments

#### STAFF COMMENTS

To respond to the City of San Luis Obispo comments regarding increased development and the need to evaluate existing mitigation measures to determine if they are still adequate, staff has determined that the current proposed development of an office/warehouse would be considered to be within the parameters evaluated during the environmental review of the original tract and conditional use permit. No additional environmental mitigation measures are considered necessary.

With regard to the request by the Bicycle Advisory Committee for bicycle parking spaces, staff has added a condition to provide a minimum of two spaces as part of the building permit application.

#### LEGAL LOT STATUS:

The one lot was legally created by a recorded map (Lot 3 of Tract 2368) at a time when that was a legal method of creating lots.